

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Mutual Housing & Habitat for Humanity at 46th Street

Lead Agency: Sacramento County

Contact Name: Josh Greetan

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Phone Number: (916)876-6425

Project Location: Sacramento, Sacramento County, 95823

City

County

Project Description (Proposed actions, location, and/or consequences).

1. A Tentative Subdivision Map to divide an approximately 7.1-gross-acre, split-zoned parcel into:
 - a. 18 lots for single-family residential uses on approximately 3.6 gross acres in the RD-5 zone.
 - b. 2 lots for 108 affordable apartment units on approximately 3.5 gross acres in RD-20 zoning district.
2. A Special Development Permit to allow the following:
 - a. Deviation from the minimum setback required from residentially-zoned or property used for residential purposes
 - b. Deviation from the required landscape screening north of the trash enclosure.
3. A Design Review to deviate from minimum covered parking spaces requirements and to comply with the Countywide Design Guidelines.
4. A State Density Bonus to allow for 108 affordable units and for the following incentives:
 - a. Deviation from minimum building setbacks (front, rear, and side street).
 - b. Deviation from the required minimum parking spaces.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Standard construction materials would not reduce interior noise levels to or below the County and HUD 45 dBA Ldn. In order to satisfy the County and HUD 45 dBA Ldn interior noise level standard with a margin of safety, construction upgrades would be required for the exterior facades of this development proposed on close proximity to SR 99. In order to ensure compliance with the Sacramento County General Plan 45 dB Ldn interior noise level standard with a margin of safety, air conditioning shall be provided for all units throughout the development so that windows and doors can be kept closed as desired for acoustical isolation. Additionally, all exterior door and window assemblies of the shaded residences identified in Plate IS-3 of the IS/MND (Figure 2 of Noise Report), from which Highway 99 will be partially or completely visible, shall provide the minimum STC ratings identified in Plate IS-3 (Figure 2 of Noise Report; Appendix B).

The project will result in the loss of potential foraging habitat for several protected wildlife species. Participation in the South Sacramento Habitat Conservation Plan and compliance with the Avoidance and Minimization Measures will ensure impacts are less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish & Wildlife
Central Valley Regional Water Quality Control Board
Sacramento Housing and Redevelopment Agency